



Address: [2403 GRIZZLY RUN LN](#)
City: EULESS
Georeference: 24074-K-43
Subdivision: LITTLE BEAR ADDITION
Neighborhood Code: 3C200M

Latitude: 32.8712790208
Longitude: -97.095536857
TAD Map: 2120-436
MAPSCO: TAR-041U



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: LITTLE BEAR ADDITION Block
K Lot 43

Jurisdictions:

CITY OF EULESS (025)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$528,837

Protest Deadline Date: 5/24/2024

Site Number: 40601013

Site Name: LITTLE BEAR ADDITION-K-43

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,806

Percent Complete: 100%

Land Sqft^{*}: 3,920

Land Acres^{*}: 0.0899

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

THARWANI SHAHEENA A

Primary Owner Address:

2403 GRIZZLY RUN LN
EULESS, TX 76039

Deed Date: 7/18/2016

Deed Volume:

Deed Page:

Instrument: [D216161542](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RF PRINCIPAL INVESTMENT GROUP	3/12/2008	D208210214	0000000	0000000
FORDHAM ROBERT	2/23/2006	D206062637	0000000	0000000
GOODMAN FAMILY BUILDERS LP	2/3/2005	D205037676	0000000	0000000
LITTLE BEAR HOMESTEAD II LTD	1/1/2004	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$483,837	\$45,000	\$528,837	\$528,837
2024	\$483,837	\$45,000	\$528,837	\$484,207
2023	\$403,687	\$45,000	\$448,687	\$440,188
2022	\$355,171	\$45,000	\$400,171	\$400,171
2021	\$344,178	\$65,000	\$409,178	\$391,883
2020	\$291,257	\$65,000	\$356,257	\$356,257

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.